

May 6, 2010

Karen L. Steen, PE  
Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, VA 22046

Dear Ms. Steen:

The City of Falls Church is in receipt of the resubmitted site plan and subdivision applications 20100202 for 350 and 360 S. Washington St. for the Wilden/McKeever project. Staff comments are provided below. From our meetings this week, I understand that the applicant is prepared to address many of these on the final submission.

*Fire Marshal:*

1. Second hydrant needed on Fairfax St. and the entrance to the commercial building
2. Still need plans for interior standpipe locations
3. Need location of fire alarm panel
4. Need location of standpipe connections for the parking deck
5. Need fire vehicle access to front of office/commercial building off Washington St.  
(grasscrete will be acceptable)

*Zoning:*

Submit separate off-site parking agreement to Zoning pursuant to Sec. 48-972 for 370 S. Washington St. 47 parking spaces...include rationale for how parking will be maintained during construction

*Engineering:*

1. Sidewalk along Fairfax St. must continue to connect to Annandale Road.
2. Note or label that whole roadway (curb to curb) will be repaved on Fairfax St. (not simply covered with an asphalt overlay) and that all damaged or missing curb and gutters will be replaced.
3. Provide dedication to City as fee simple the currently shown 4.08 foot public access easement along S. Washington St.
4. Revise landscaping/sight distance plan/profiles to relocate trees and shrubs or change species for obstructed sight distances on Fairfax and S. Washington Sts.
5. With reference to sheet C-1301 all slopes more than 5% must be redesigned to comply with ADDAG. Provide a note to ensure that cross slopes will not exceed 2%. Connect spot elevations to show slopes with arrows.
6. Relocate storm drain structures and any other obstructions to provide minimum 25 foot radii curves at entrances in S. Washington and Fairfax Sts. Revise auto turn plans accordingly.

7. With reference to BMP computation on sheet C-0702, minimum 10% phosphorus removal is required. Proposed 3.82% for parcel A and 4.16% for parcel B are not acceptable. Revise computations and narratives accordingly.

*Land Use/Documentation Requirements:*

1. Provide truck turning movement diagram for the proposed loading space. How will trucks get out of the space...can't back into public street. Consider reconfiguring angle or relocating. Pedestrian crossing too close to loading space. Why is loading space at Wilden now restricted to trash pickup and resident move in/out? Loading space required for each site for all potential uses.
2. State specific extent of landscaping waivers 1, 2, and 4 (ex: Request for waiver to reduce ten foot landscape strip to x feet for a linear distance of x feet on the parking lot located.....)
3. Why has first floor retail been reduced from 1,000 to 700 s.f.? Are the restrooms for the bike and ride included in the 700 square feet?
4. What is function of bike and ride? What is demonstrated need? Who are intended users? Is it expected that users will bicycle to this point and transfer to the bus?
5. Prepare a parking narrative, as requested in the last round of comments to describe how the proposed parking will function. Include a legend to sheets A100 and A101 to clarify what appear to be designations/assignments. Parking tab shows 24 spaces. Chart to the right (parking garage summary) shows 23. Difference between new parking total (151) and previous parking total (129) is 22. Sheet C-0201 shows 151 parking spaces + 9 handicap spaces. Address discrepancies. Why did requested parking reduction increase from 5.5% to 7.8%? Provide justification.
6. Remove "Note" on cover page of site plan that indicates all improvements shall be the responsibility of the respective property owner. This issue should be handled as a private agreement, separate from the site plan process, and conflicts with Sec. 48-1137(4) of the Code.
7. Why did amount of commercial square footage in Wilden decrease from 1500 to 1437? Note that the Special Exception states that the minimum must be 1500 s.f..
8. Explain breakdown of 27,831 square feet in office building...what is square footage of lobby?
9. Provide slope data for ramps between floors in the parking garage for review of compliance with 48-933(b)(5) of the Code.
10. Provide five color renders of the architectural elevations.
11. Clarify comment on A-100 that states "front plaza made safe"...what improvements were added to this location?
12. Notwithstanding issues raised by applicant in its response to subdivision staff comment 4, the Code does not contain a waiver provision for the requirements set forth in 38-59. Recommend adding a note to the final plat indicating that the setback lines reflect the setbacks in effect and property conditions in existence at the time of subdivision approval.

**Remaining Technical Comments**

1. Update SE information on the cover sheet (C-101) to indicate the final Resolution number, Res. 2010-11
2. Indicate that the reconfiguration and striping of parking spaces at 370 S. Washington is an amendment to SP # \_\_\_\_\_. Authorized signature of 370 S. Washington St. owner is also required.
3. Clarify the loading space(s) required and provided/proposed. Each building requires one loading space. Based on narrative description, it appears that the loading space on E. Fairfax St. will be used for trash pickup and resident move in/out for the Wilden. Why is it restricted?
4. Color of the proposed detectable warning surface, for HC ramp, must be yellow. Provide a note on the detail to confirm. Reference Sheet C-1209.
5. Following comments relate to E&S plans, narrative, and details.
  - The proposed portable sediment tank must be placed on both phase 2 and phase 3 since the proposed limit of disturbance is more than one acre on both phases.
  - According to the provided copy of the Geotechnical report, Silty sand (SM) and elastic silt (MG) are both suspected to have high erosive property. Reference the erosion potential on the E&SC narrative.
6. Provide manufacturer's specification for porous pavers.
7. Provide manufacturer's specification for green roof.

The Planning Commission will conduct a work session on May 10 followed by a public hearing on May 17 to consider your application. The issues noted above, as well as issues identified in the Planning Commission work session, will need to be addressed prior to final review. Please revise and submit the plans (5 full-size copies and 15 half size blacklined with one redlined) and a comment response letter no later than May 12, 2010. Please let me know if you have any questions or comments. Feel free to contact me at (703) 248-5040.

Sincerely,

Suzanne M. Cotellessa, AICP  
General Manager, Development Services